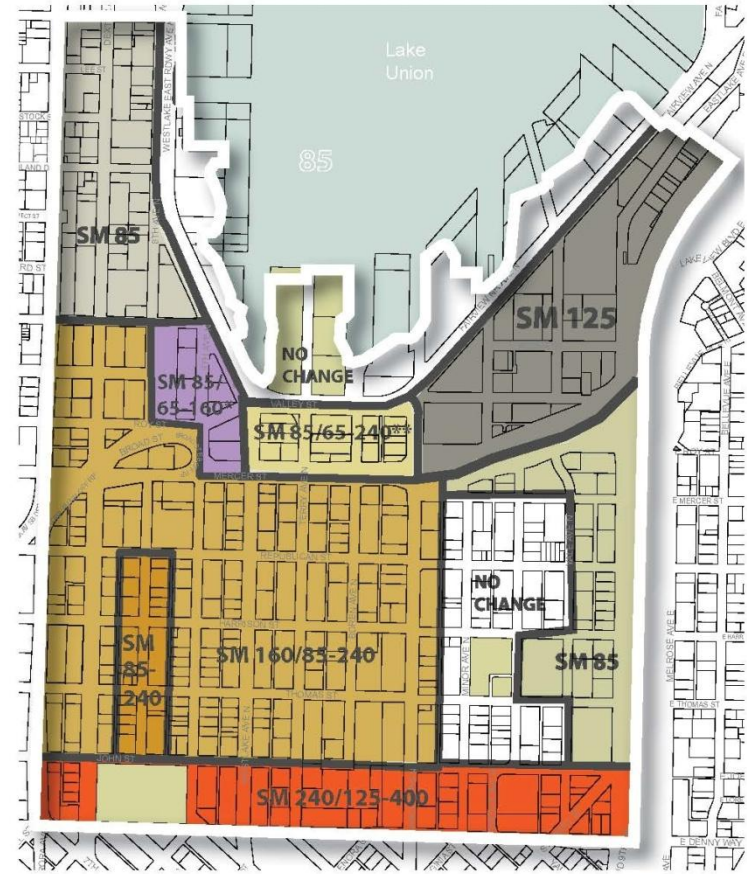


# SOUTH LAKE UNION REZONE LEGISLATION: HEIGHT LIMITS



# Locational Criteria For Height Limits

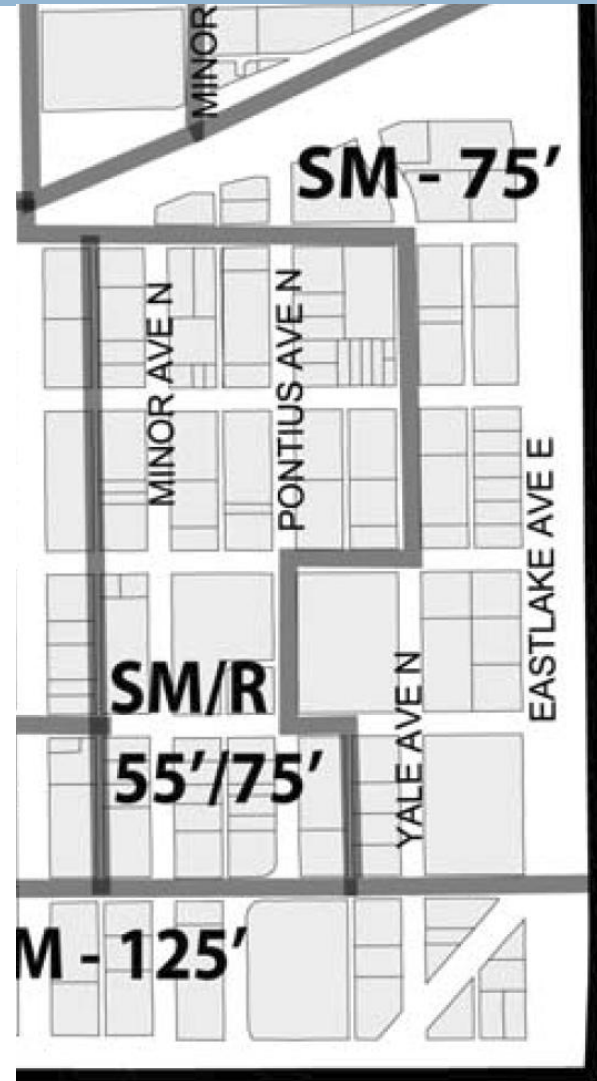
- ❑ Function of Zone.
- ❑ Topography of the area and its surroundings.
- ❑ Height and scale of the area.
- ❑ Compatibility with surrounding area.
- ❑ Neighborhood Plans

# Cascade Neighborhood Zoning: History

- Seattle Cascade Mixed – adopted in 1996 and establishes height and standards to advance intent of creating residential development.
- Increased heights will have limited impact on natural topography.
- Height and Scale has been established by projects building since 1996 to the existing height limits.
- Neighborhood Plan endorses the approach of the SM/R zoning.

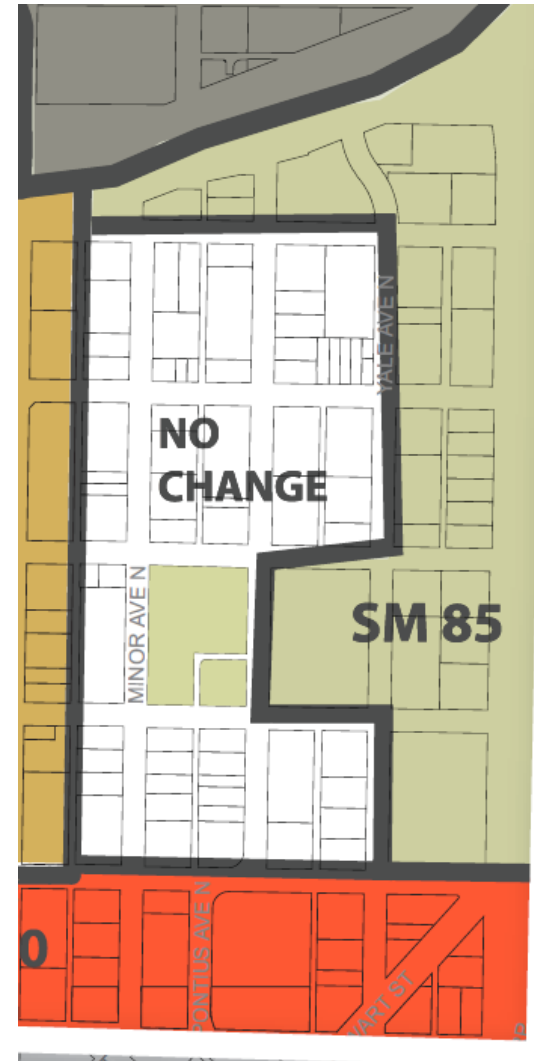
# Cascade Neighborhood Zoning: History

- **SM75**
  - ▣ Located on arterials/freeway ramps.
- **SM/R 55-75**
  - ▣ Located in interior of neighborhood.
  - ▣ Intended to promote residential/over commercial development.







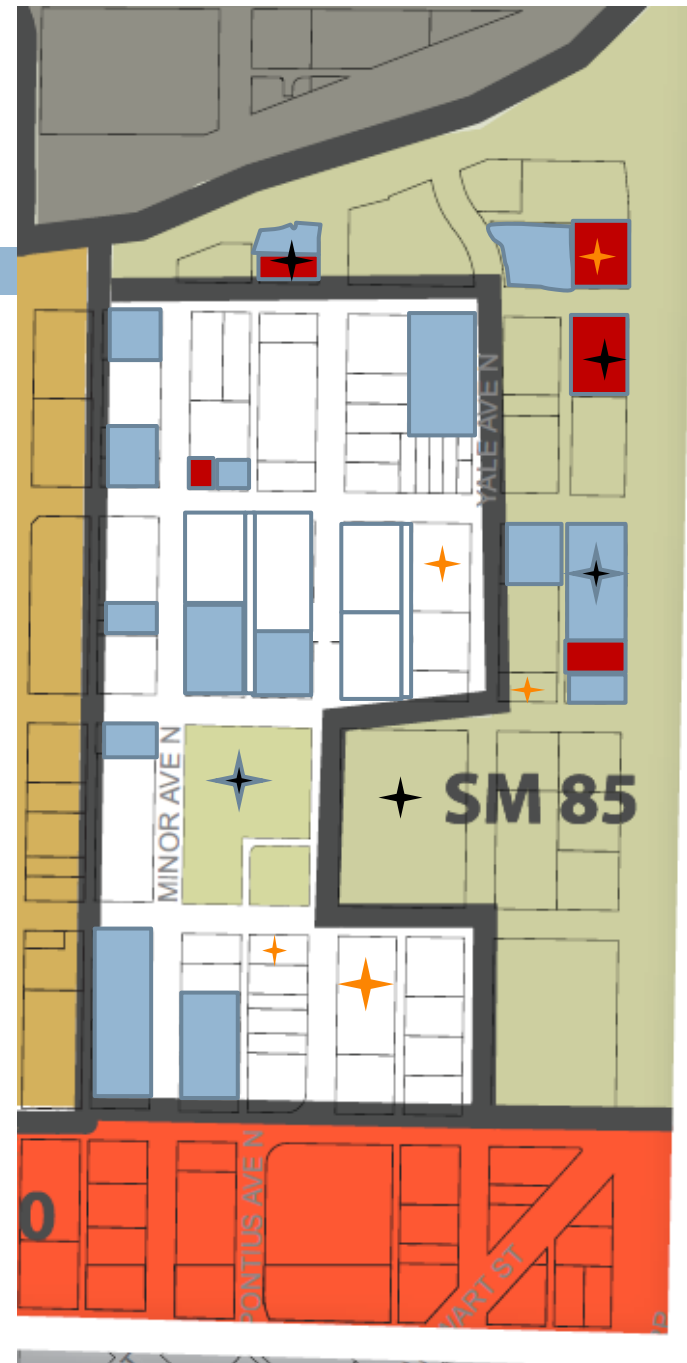
# Rezone Proposal

- SM 75 to SM 85
- Retain SM/R 55-75
  - ▣ Has been successful in promoting residential uses.
  - ▣ Neighborhood has seen substantial residential development since 1996.



# Cascade

-  Redevelopable
-  Red Brick Apartments
-  Landmark
-  Eligible Landmark



# Rezone Options:

## SM/R 55-75 to SM/R 55-85

- Retains incentive for residential development.
- Consistent with developed character of neighborhood.
- Not likely to result in more dwelling units.
- Enhances ground level design with greater floor to ceiling heights.

# Additional Rezone Options:

## SM/R 55-75 to SM 85

- ▣ Removes incentive for residential development
- ▣ Does not result in more dwelling units.
- ▣ May results in more commercial development in residential area.
- ▣ Limited number of redevelopable sites minimize incentive zoning benefits.



# Additional Rezone Options:

## SM/R 85/75-125

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- May encourage redevelopment of existing affordable housing resources.
- Should be consistent with edges of Cascade Neighborhood.

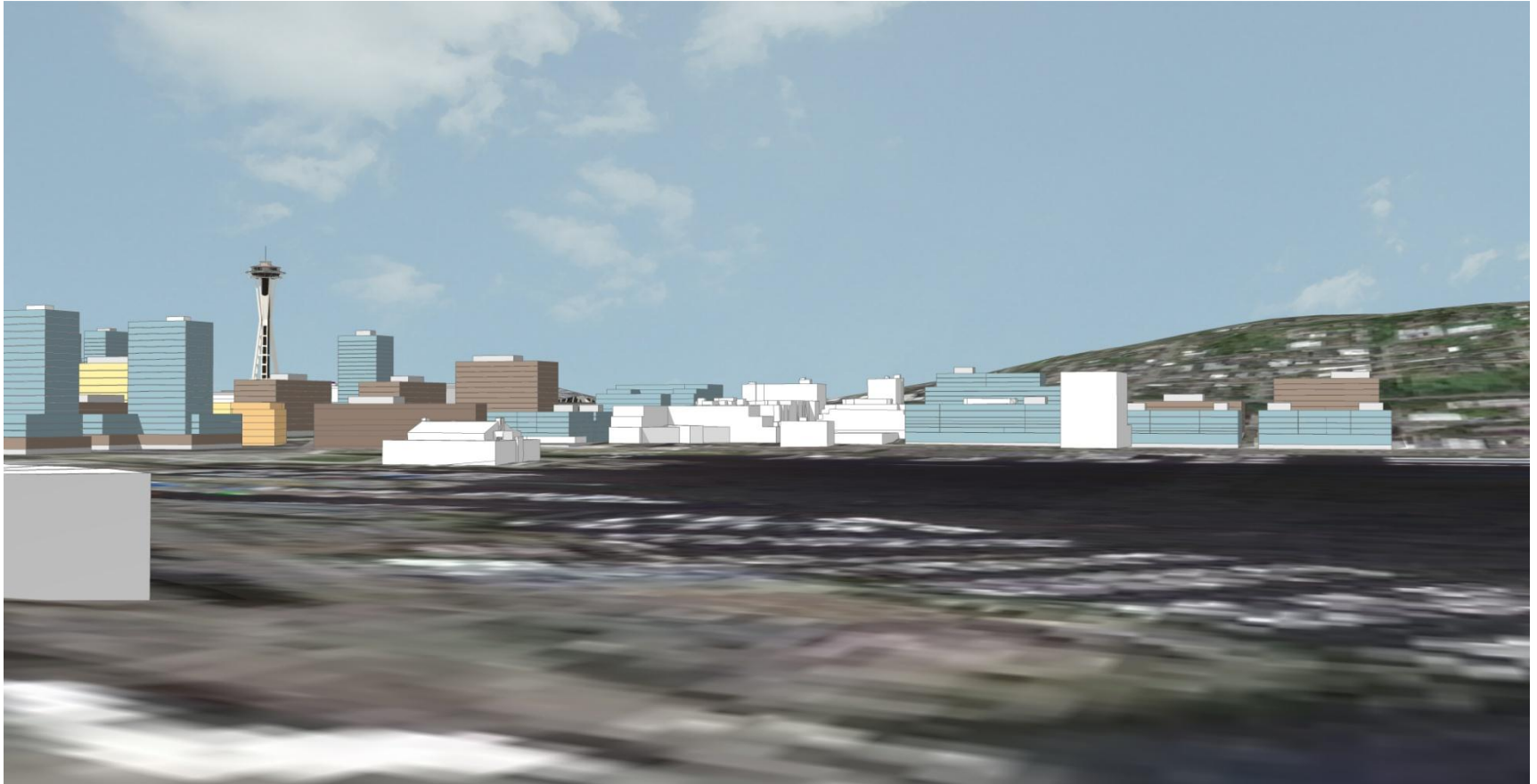
# DPD Recommends

- Change from SM/R 55/75 to SM/R 55/85.
- If change is to SM 85 continue SM/R Development Standards commercial uses adjacent to residential uses.
- If change is to SM/R 55/75 to SM/R 85/75-125 then evaluate this height limit throughout the neighborhood.

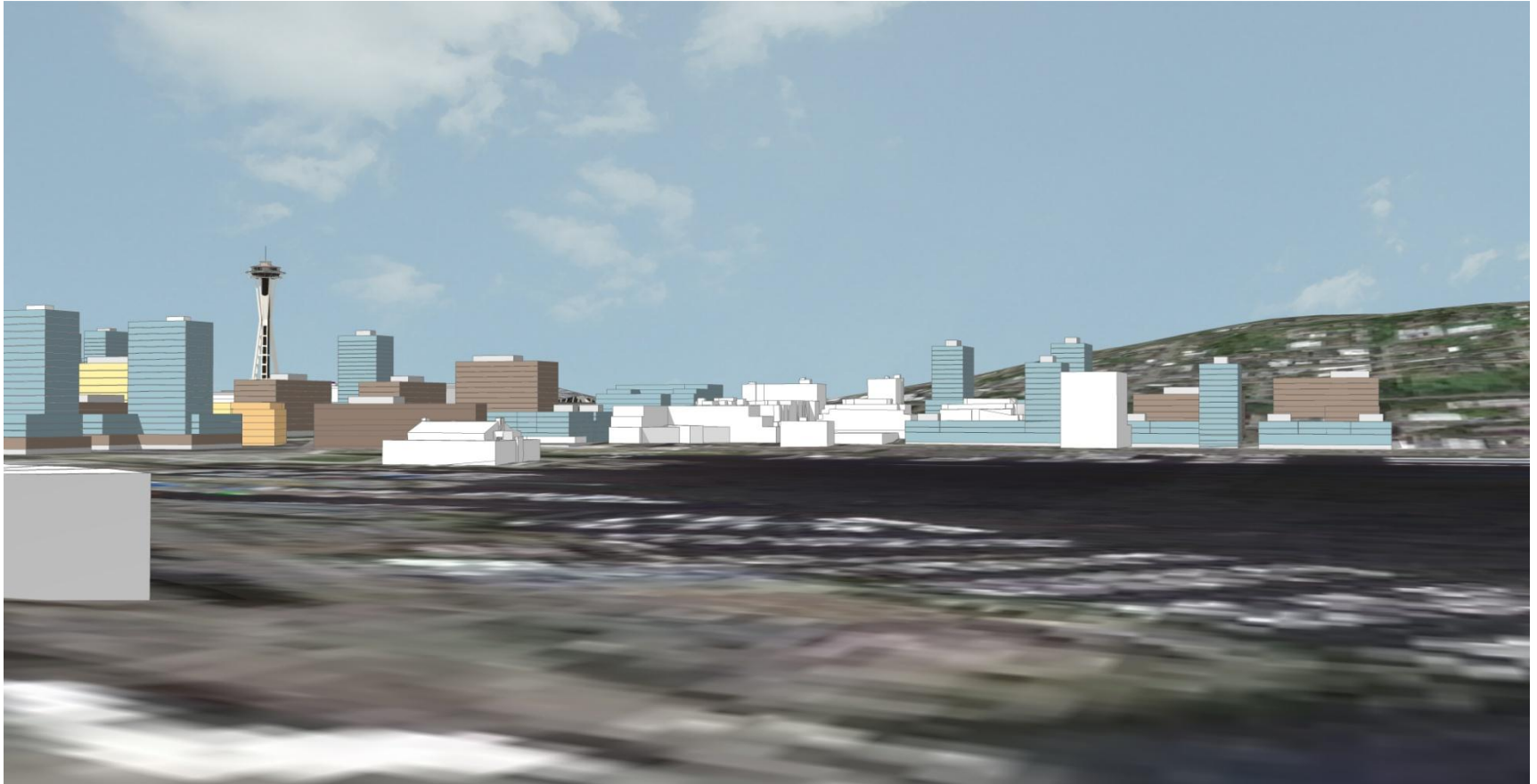
# Westlake Wing

- Proposal of 85 feet continue the mix of residential and commercial development intended for the area.
- Proposal of 85 feet not substantially alter current profile.
- The area is dominated with 5 and 6 story buildings of recent construction.
- 85 foot height limit transitions to Low Rise zoning (30-40 feet) heights up hill and to the north.

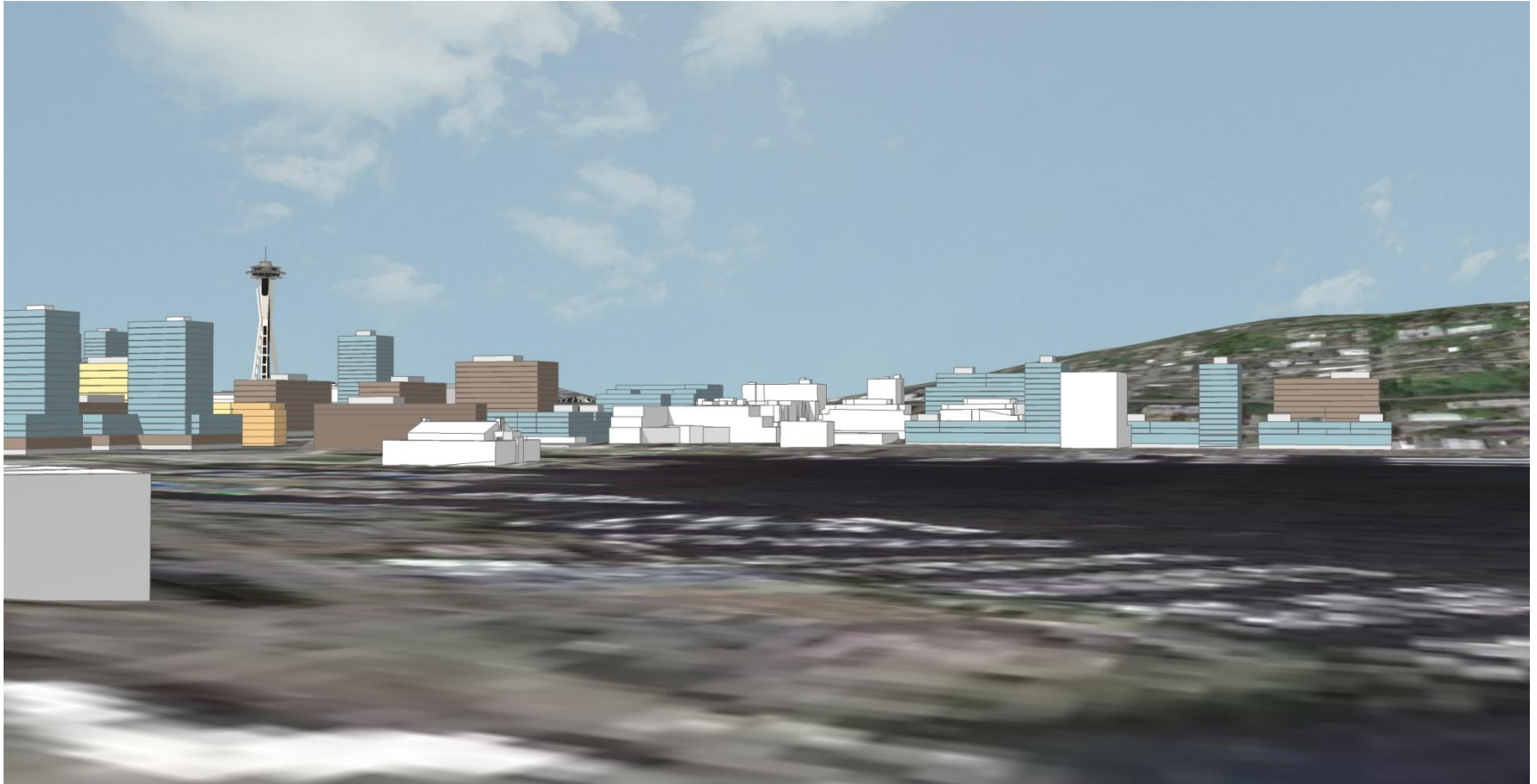
# Westlake Wing Development with 85 foot height limit.



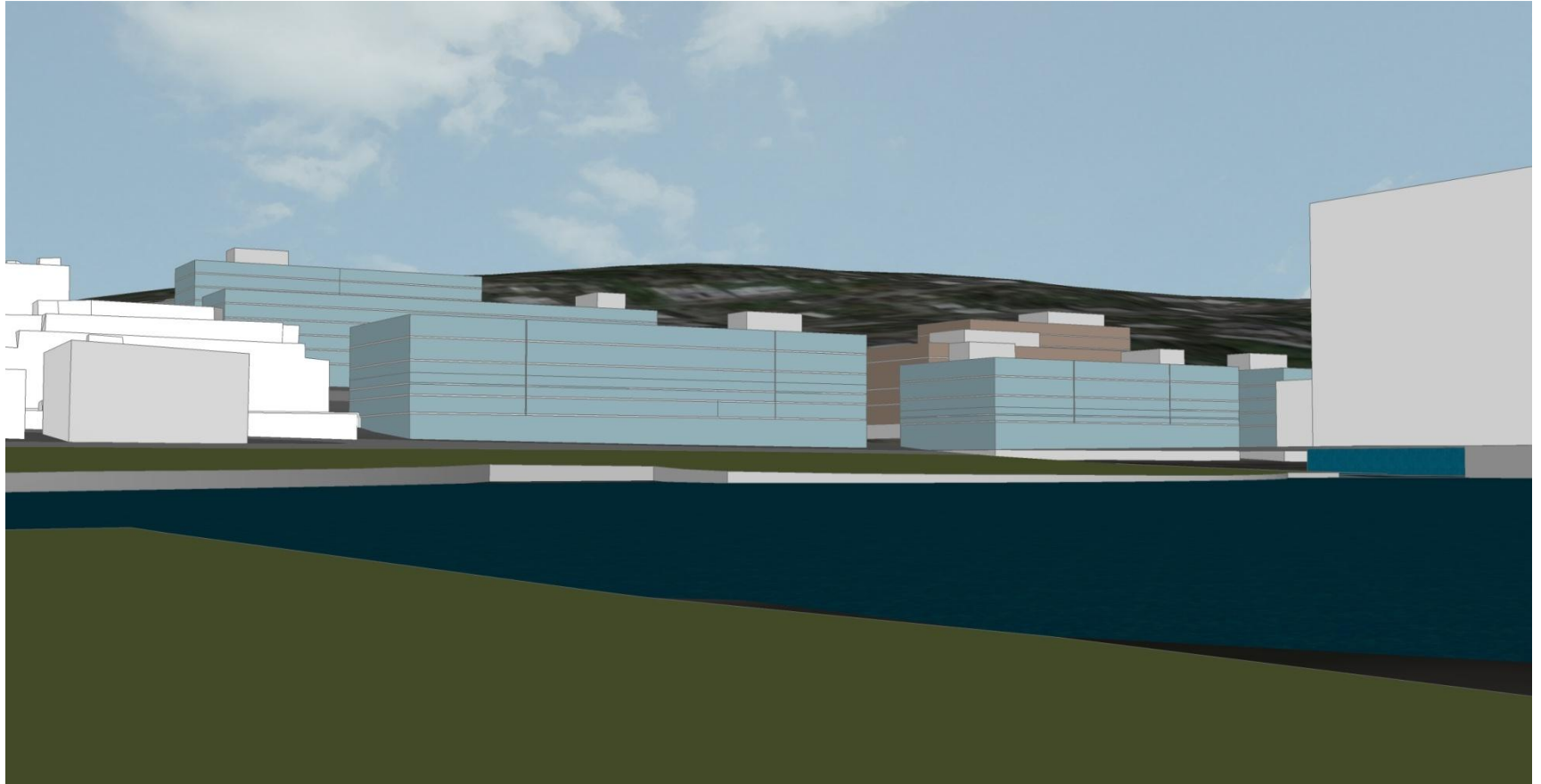
# Westlake Wing Development with 85-160 foot height limit – Westlake to Aurora.



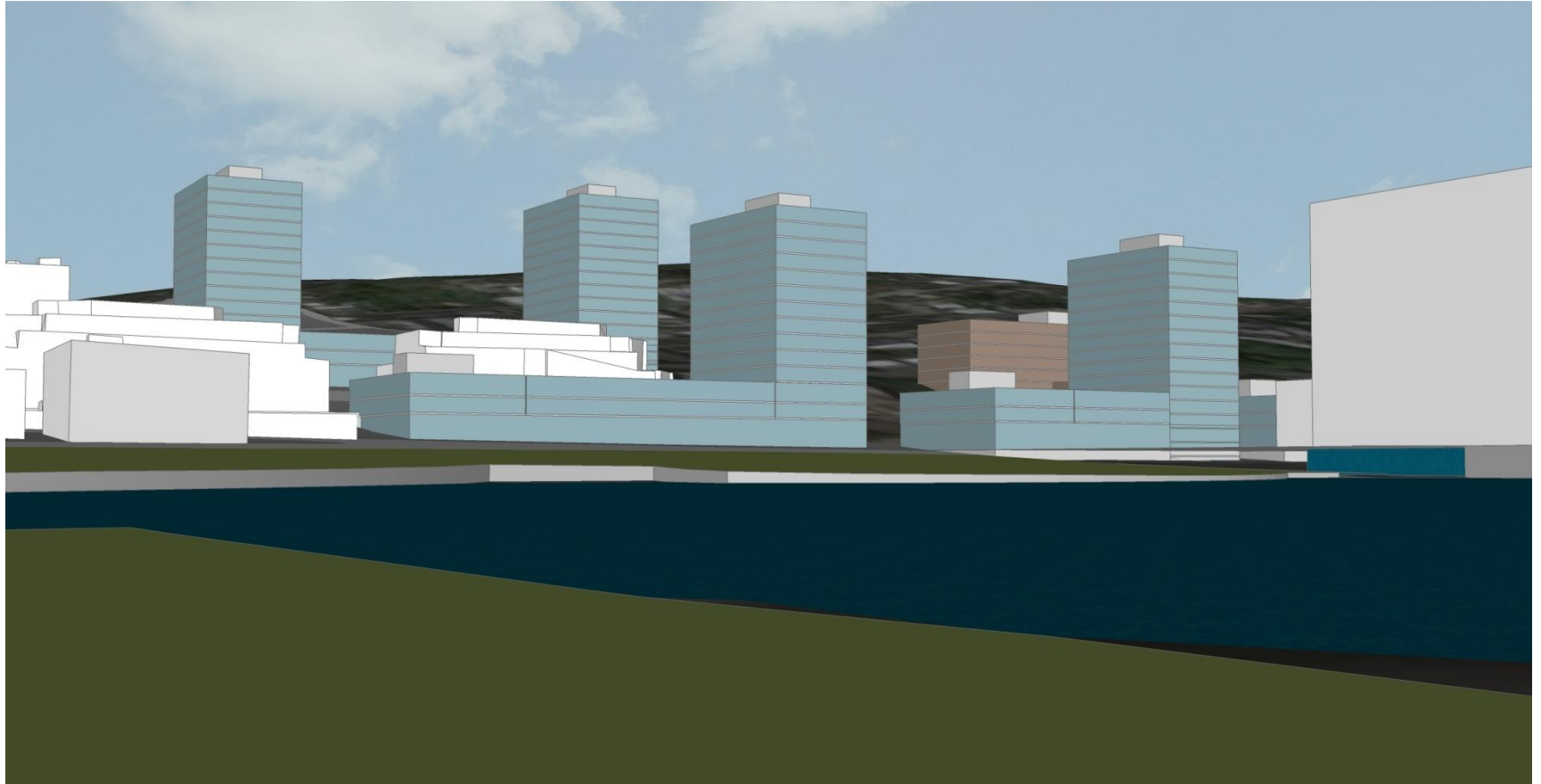
# Westlake Wing Development with 85-160 foot height limit – Westlake to Dexter.



# Westlake Wing Development with 85foot height limit from Lake Union Park.

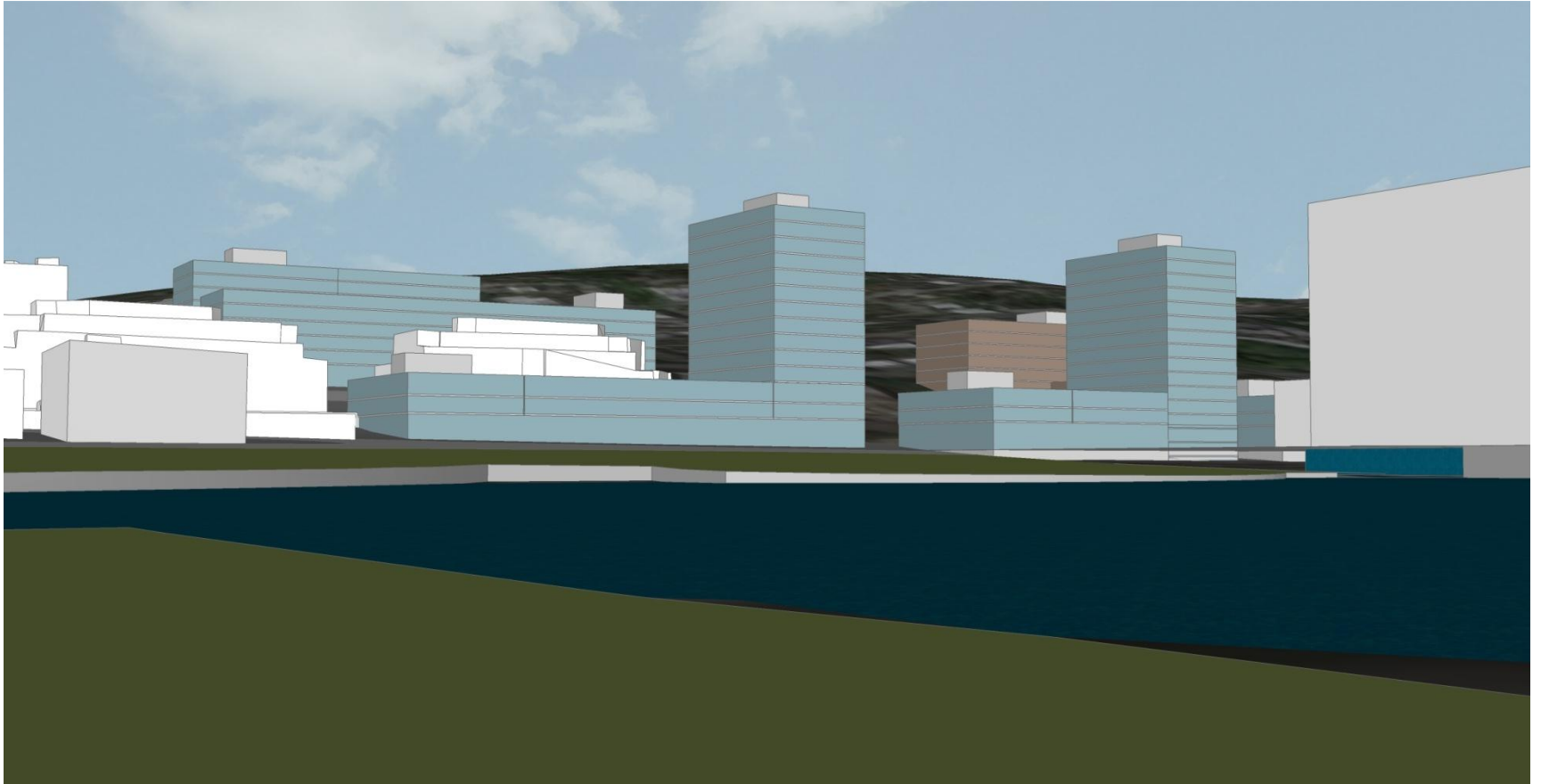


# Westlake Wing Development with 160 foot height limit from Lake Union Park (Aurora to Westlake).





# Westlake Wing Development with 160 foot height limit from Lake Union Park (Dexter to Westlake).



# DPD Recommendations

- Retain SM85 Height Recommendation.
- If height is increased to 160 feet DPD Recommends
  - ▣ SM 85/160
  - ▣ 40 foot podium limits.
  - ▣ North - South Tower Dimension of 90 feet.
  - ▣ One tower per block (or 60,000 Square Feet).

# Mercer Blocks Massing Standards



- ❑ One Tower per Block.
- ❑ Tower Height
- ❑ East-West Dimension
- ❑ Floor Plate Size

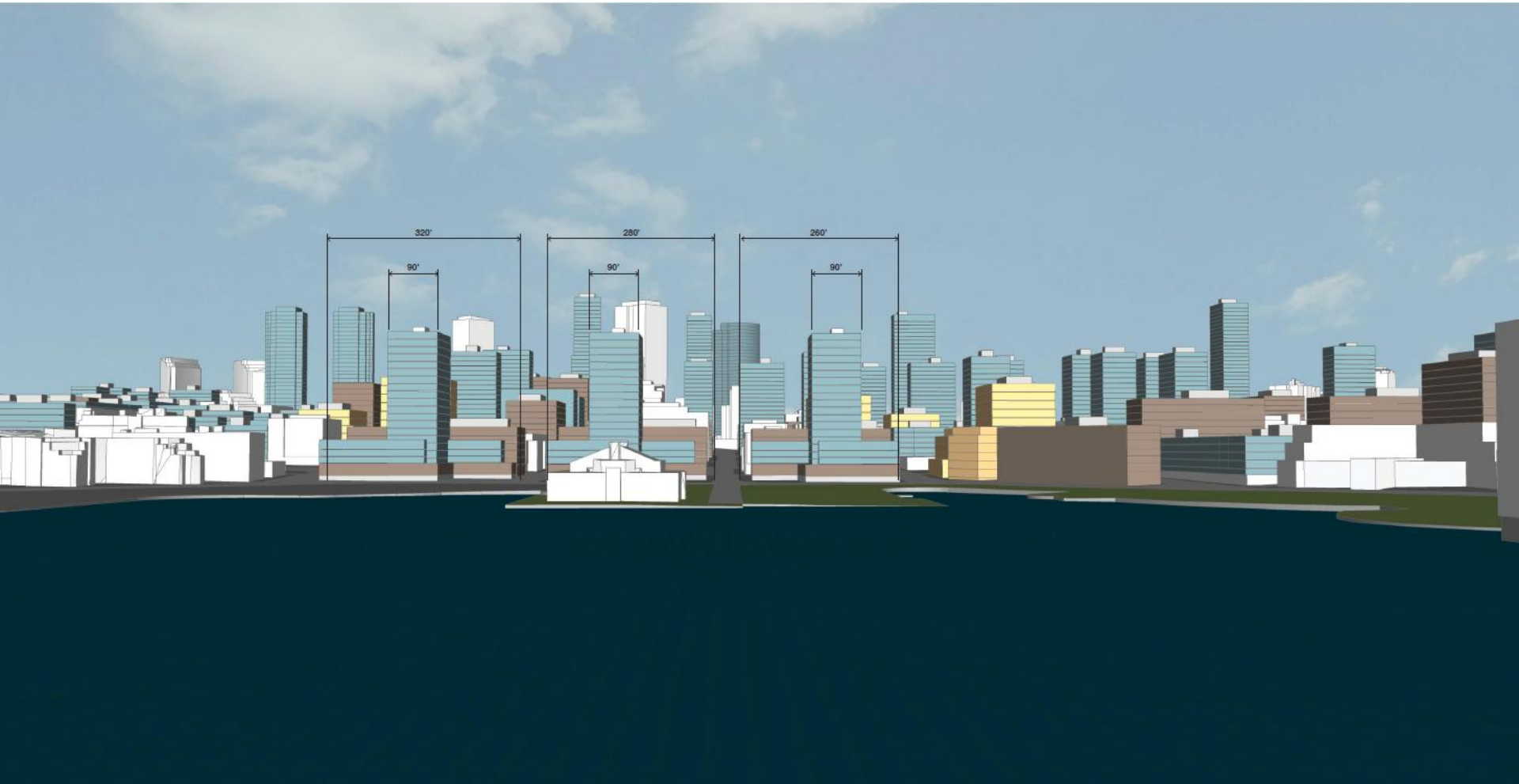
# Mercer Blocks 240 Feet Tall

## Maximum 120 Foot East-West Dimension



# Mercer Blocks 240 Feet Tall

## Maximum 90 Foot East-West Dimension



Mercer Blocks 240 Feet Tall  
8,000 Square Foot Floor Plate



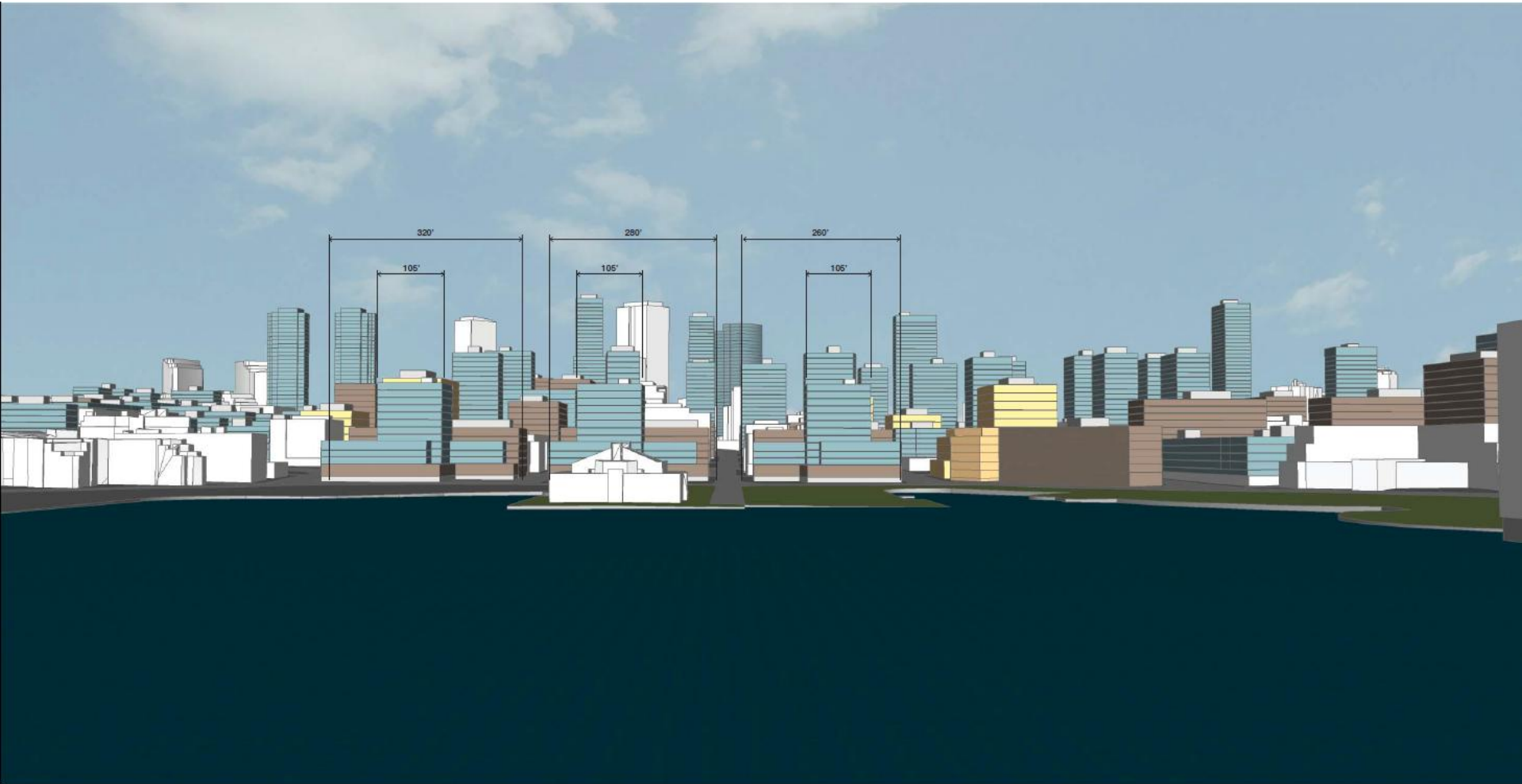
# Mercer Blocks 160 Feet Tall

## Maximum 120 Foot East-West Dimension



# Mercer Blocks 160 Feet Tall

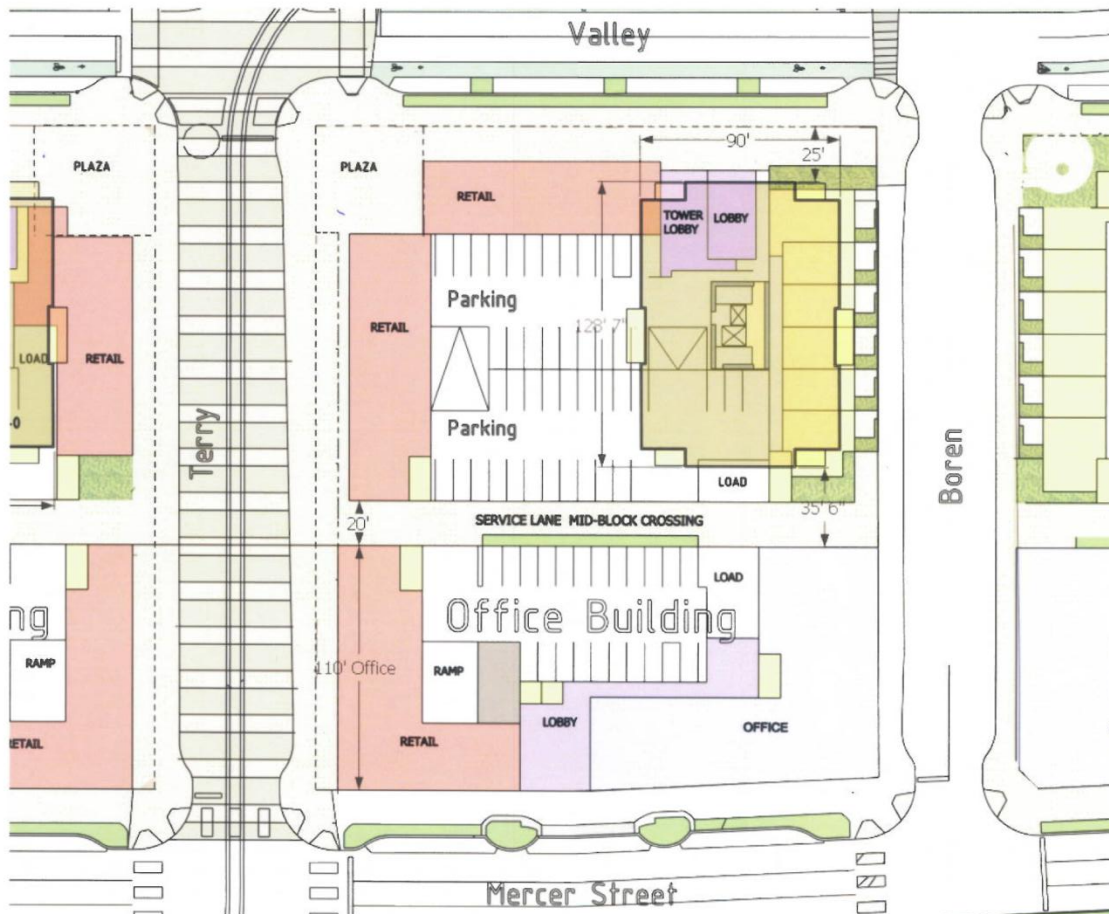
## Maximum 105 Foot East-West Dimension





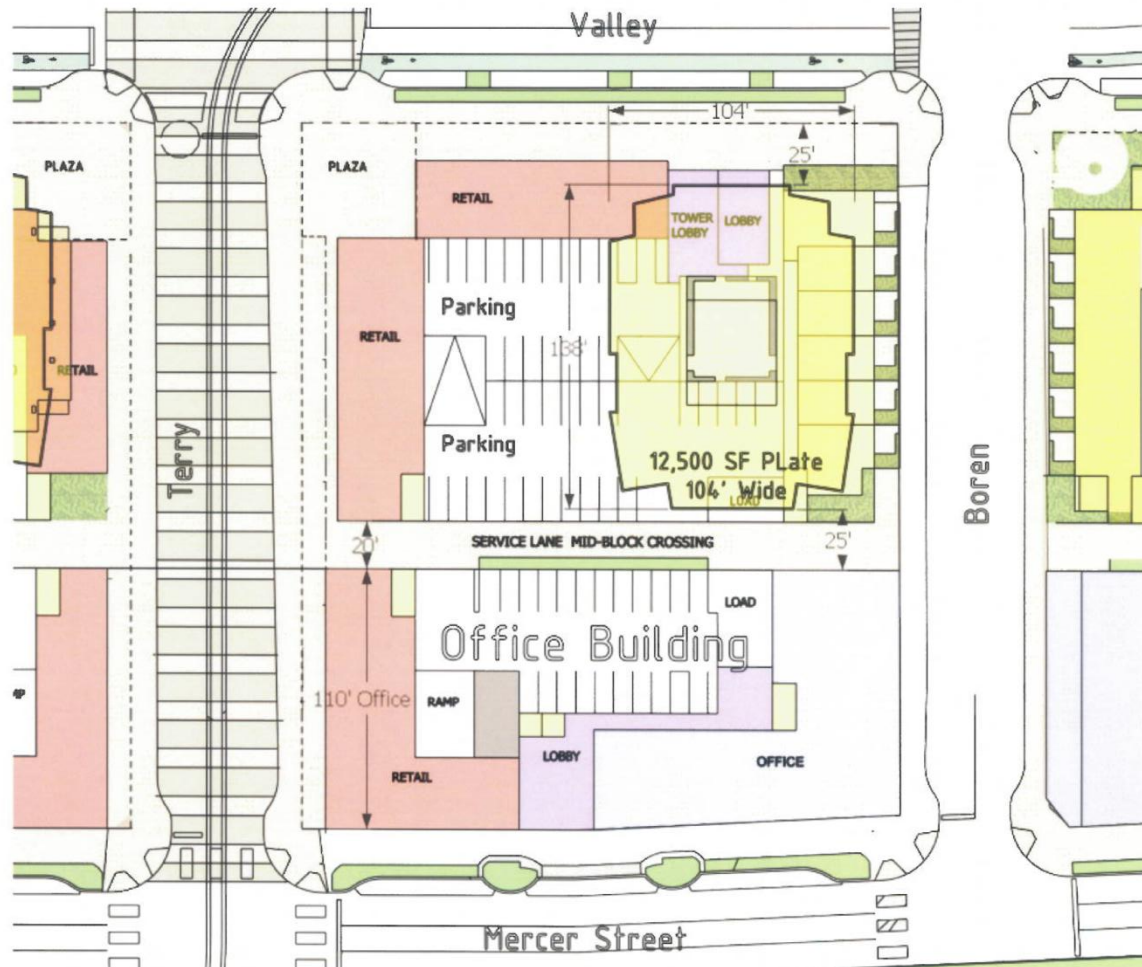
# Potential Tower Locations

10,500 SF Plates with 90' Structure Width

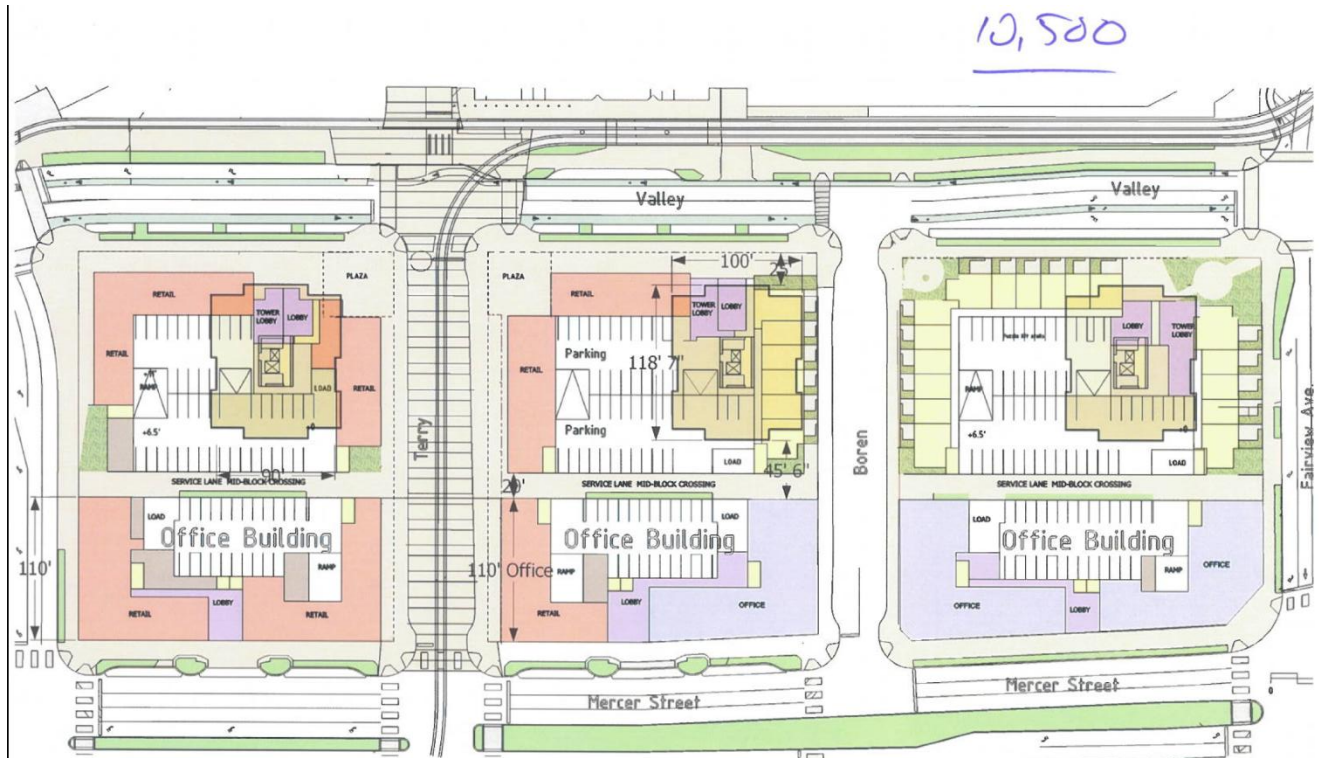


# Potential Tower Locations

12,500 SF Plates with 104' Structure Width



# Potential Tower Locations



Block 37

Block 31

Composite Site Plan  
Block 25



MERCER BLOCK ZONING STUDY  
M.A. ARCHITECTURE

# Mercer Blocks Shadow Studies: September 21st



September 21st | 12:00pm

240' Tall 120' Wide



SOUTH LAKE UNION: MERCER BLOCKS

NOT TO SCALE

Residential Commercial Public Open Space



September 21st | 12:00pm

240' Tall 90' Wide



SOUTH LAKE UNION: MERCER BLOCKS

NOT TO SCALE

Residential Commercial Public Open Space



# Mercer Blocks Shadow Studies: December 21st



December 21st | 12:00pm

240' Tall 120' Wide



SOUTH LAKE UNION: MERCER BLOCKS  
NOT TO SCALE

Residential Commercial Public Open Space



December 21st | 12:00pm

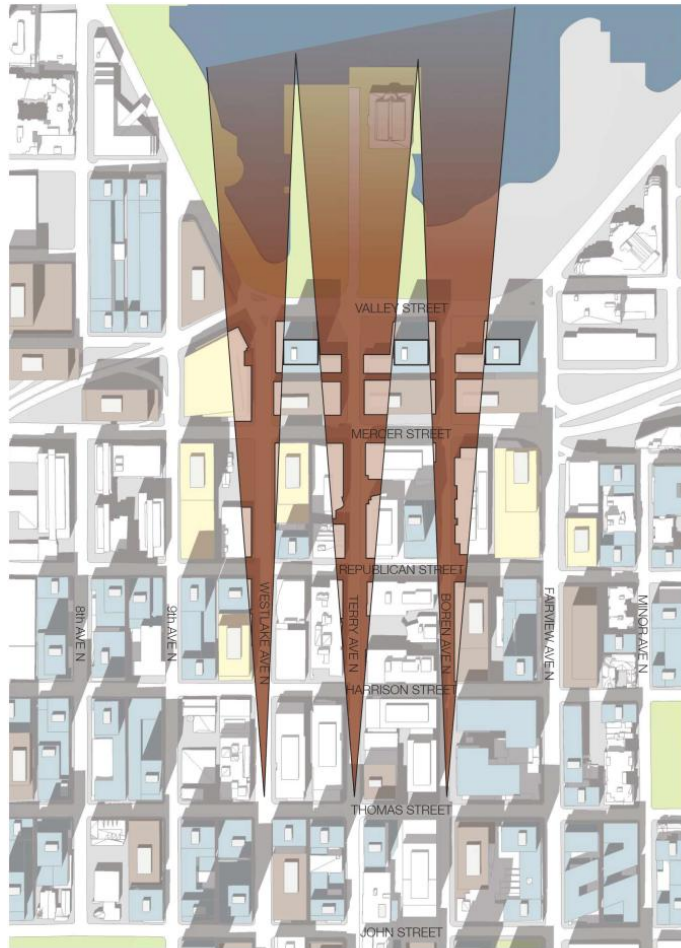
240' Tall 90' Wide



SOUTH LAKE UNION: MERCER BLOCKS  
NOT TO SCALE

Residential Commercial Public Open Space

# Mercer Blocks View Corridors

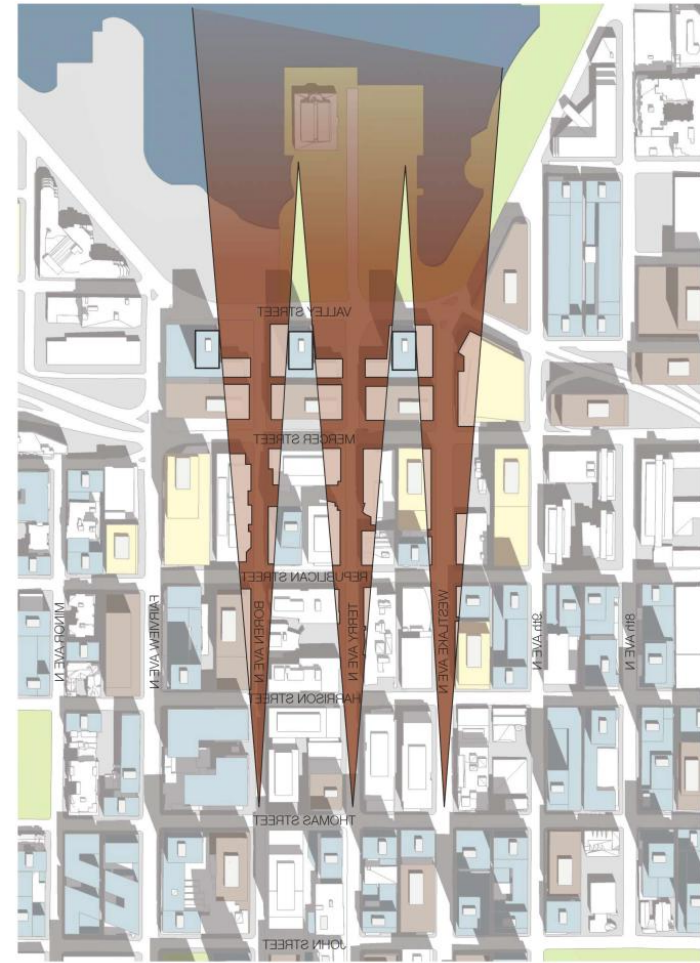


SOUTH LAKE UNION: MERCER BLOCKS

NOT TO SCALE

240' Tall 120' Wide

Residential Commercial Public Open Space



SOUTH LAKE UNION: MERCER BLOCKS

NOT TO SCALE

240' Tall 120' Wide

Residential Commercial Public Open Space



# DPD Mercer Block Recommendation

- If height limit is set at 240 feet then the east-west tower dimension should be limited to 90 feet.
- If height limit is set at 160 feet, then east-west maximum dimension should be limited to 105 feet.